

Sheffield Quarter, Penrith

INVESTOR
REPORT

Project Summary

Project & Display address

Cnr Lord Sheffield Circuit & Combewood Avenue, Penrith.

Project description

Sheffield Quarter is a stunning neighbourhood that sets a new standard for Penrith. Inspired by local natural landscape it's a unique precinct designed to bring the modern luxuries of urban living to the foothills of Sydney's greater west. Located in the beautifully maser- planned enviros of Thornton Estate over looking the Blue mountains, perfectly positioned 200m to Penrith train station and a short walk to Westfield and community sporting grounds its easy to see why living in Penrith offers everything you need..




Construction timeline

- Stage 1 (Wildwood) expected Completion Q1 2019
- Stage 2 (Lumina) expected Completion Q1 2020




Payment details

5% on Exchange and 5% within 3 months of Exchange (or by December 2018). Bank Guarantee and QBE Deposit Bonds accepted

Apartment mix (Stage 1)

Bedrooms	No.	Size
	36	51 – 67 sqm
	45	75 – 101 sqm
	1	136 sqm

Rental estimates

Bedrooms	Rent per week
	\$350 - \$400
	\$450 – \$500
	\$525 - \$550

Source: Village Property

Strata levies estimates

Bedrooms	Strata levy (p/q)
	\$XX - \$XX
	\$XX - \$XX
	\$XX - \$XX

Source: Bright and Duggan



Urban Apartments are one of Sydney's leading property building developers.

Founded in the late 1990s, and coming off an award winning year, the company is dedicated to their philosophy, 'The way living should be' – bringing life to residential dwellings that are stylish, of high quality and offer exceptional value to the home owner.

A booming Western Sydney centre

Sheffield Quarter sits at the heart of Penrith. The project is complemented by an extensive and diverse range of lifestyle amenities within walking distance.

Penrith has been earmarked by the NSW State Government as a key component of Western Sydney's growth plans. Strong employment growth is expected, facilitated by an extensive mix infrastructure projects designed to service rapidly growing Western Sydney area.



Penrith will see a surge in economic activity with the construction of the Western Sydney airport.



Employment growth of 29.4% growth is forecast in the ten years to 2026, compared to 16% across Greater Sydney.



16 primary and secondary schools are within a 5 kilometre radius, and over 16,000 students also study in the Penrith area at both the University and College level.



Penrith offers a range of outdoor activities, being on the doorstep of the Blue Mountains and surrounded by parks and open space

People

Strong population growth

Total % increase, 2016 to 2026

Penrith¹  **+31%**

Greater Sydney²  **+18%**

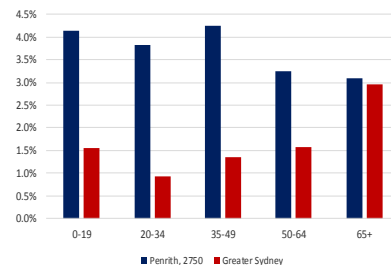
Downsizers

30% aged 50+ years old

With almost a third of apartment dwellers age of 50 years old or over, the Penrith market is a key location for empty nesters downsizing to apartments.

Notably, growth will come from families with children, with the strongest growing age cohorts projected to be the 0-19 year olds and 35-49 year olds.

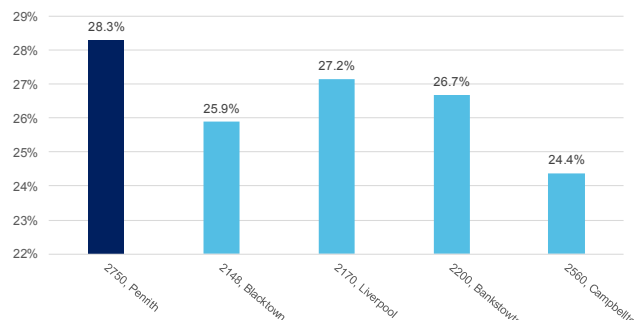
Projected population growth by age



Managers and professionals

Compared to other Western Sydney centres, the Penrith post code has a higher share of workers who are managers and professionals.

Managers and professionals share of working population



¹ Forecast.id ² Planning & Environment NSW ³ ABS Census 2016

Infrastructure

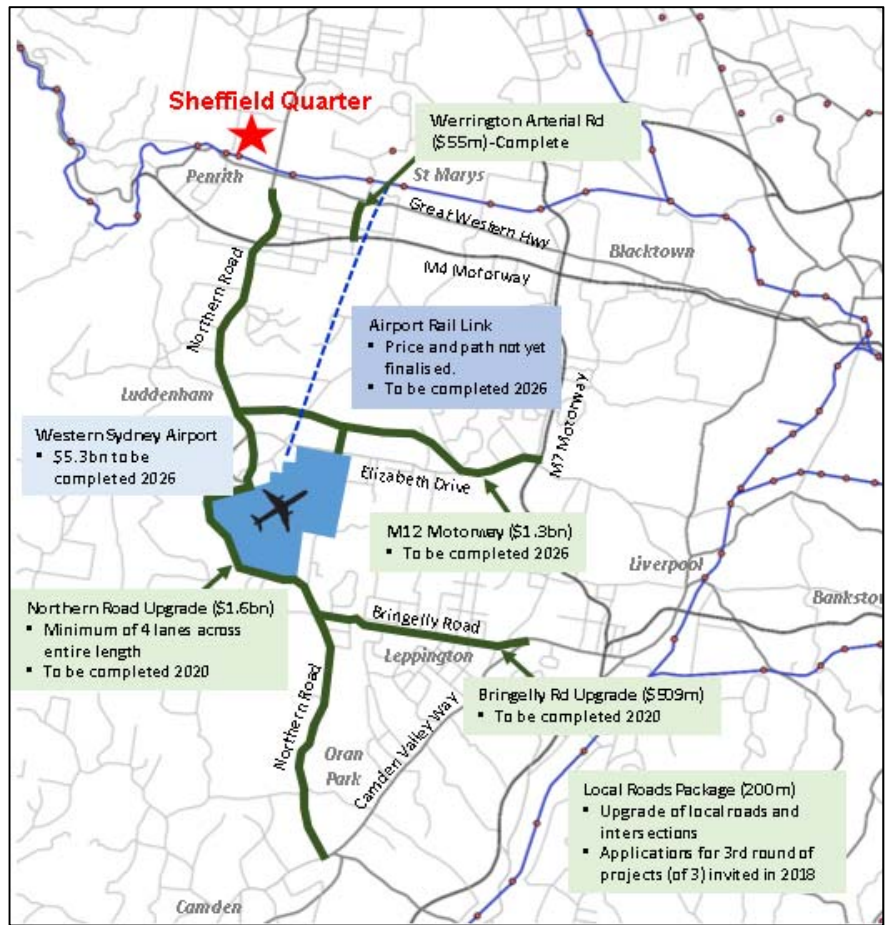


\$8.9bn

Western Sydney Airport and infrastructure to be completed by 2026

The new Western Sydney Airport (\$5.3 billion) will be a key focal point for employment in Western Sydney, with employment being enabled by a major upgrade to the surrounding road network (\$3.6 billion). A rail link will also connect Western Sydney Airport to Sydney's rail network at St Marys.

Penrith will benefit from this investment via access to jobs at and around the airport, as well as providing a base for jobs and businesses that will service the airport.



\$576 million Nepean Hospital upgrade to be completed 2021

Significant enabling infrastructure is also being put in place to make the area around Penrith an employment, recreational and cultural hub of Western Sydney, including:

- \$576 million expansion to the Nepean hospital to increase its capacity to 200+ bed and offering advanced service
- Upgrade of the Penrith rail station and bus interchange plus expansion of the commuter car park to over 1,110 spaces
- \$49 million upgrade of the Nepean Bridge

West Connex \$16.3 billion upgrade to be completed 2023

The WestConnex Motorway will connect the eastern end of the M4 Motorway to the Sydney CBD and M5 Motorway. This will make the full distance between Penrith and central Sydney free of traffic lights, translating to a significantly quicker and more efficient trip into Sydney CBD.

The WestConnex project will be assisted by the M4 Smart Motorway Upgrade, which is a technological upgrade totalling \$470 million to manage congestion on the M4 Motorway, which should provide additional efficiencies in travel between Penrith and Sydney CBD.

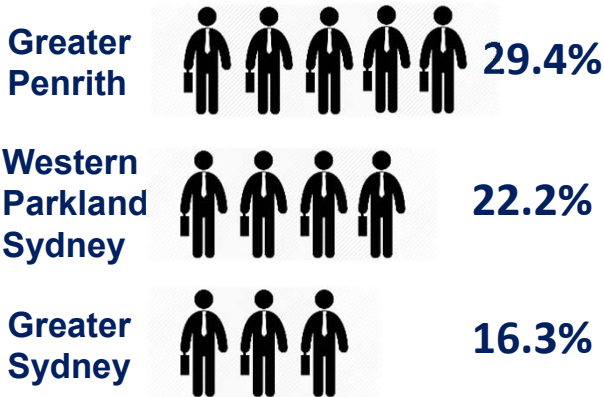
Employment

Penrith is a key centre in Sydney's "a Metropolis of Three Cities plan", serving as one of four key Metropolitan clusters in the Western Parkland City.

Employment growth in the Greater Penrith in the 10 years to 2026 are projected to outpace both total Western Sydney and the Greater Sydney area

Employment growth

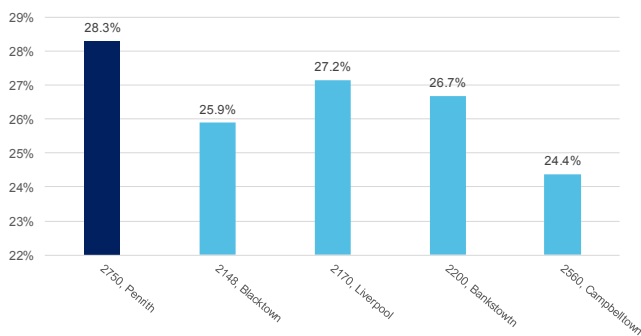
Forecast growth between 2016 and 2026 ¹



Managers and professionals

Compared to other Western Sydney centres there is a significantly higher proportion of persons who work in managerial and professionals roles.

Percentage of Managers and Professionals, Penrith and selected Western Sydney centres²

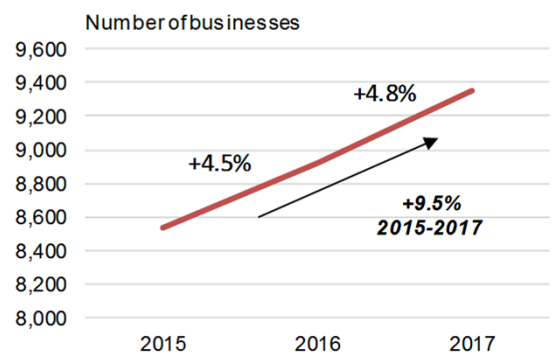


Businesses growing

The Australian Bureau of Statistics reports nearly 9,400 businesses in Greater Penrith in 2017; a rise of nearly 10% on a year earlier.

Notably, businesses are getting bigger, with three businesses of 200+ employees appearing in 2017.

Number of businesses, Greater Penrith²



Western Sydney Airport as a jobs facilitator³



- 3,200 jobs during construction
- 9,000 airport jobs
- 28,000 total jobs including support jobs by 2031
- 48,000 total jobs including support jobs by 2041³

¹ Bureau of Transport Statistics ² Australian Bureau of Statistics ³ Western Sydney District Plan

Investment

Price growth

Median unit price growth since 2011 in Penrith has outpaced Sydney and a number of surrounding suburbs.

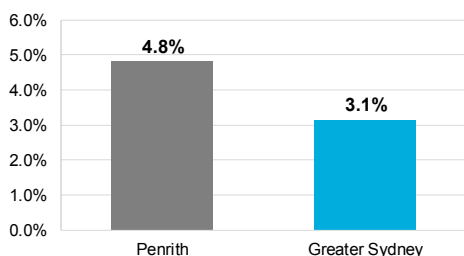
Median unit price growth, 2011 to 2018 (p.a.)¹



Rental Growth

Rental growth has also outpaced that of Greater Sydney

Median rental growth 2 bedroom units June 2011 to December 2017 (p.a.)²



Education

16 primary and secondary schools within a 5km radius

Two local primary schools in the Penrith area (Mulgoa Public School and Leonay Public School) are in the top 25% of primary schools in the state³.

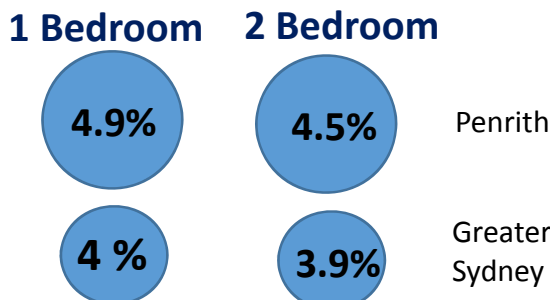
27th ranked high school in NSW³

The selective Penrith High School is ranked 27th in NSW for Higher School Certificate results. There are also a number of nearby independent school options, with four independent secondary schools located within a 5km radius.

Yields

Penrith offers higher yields on units compared to Greater Sydney.

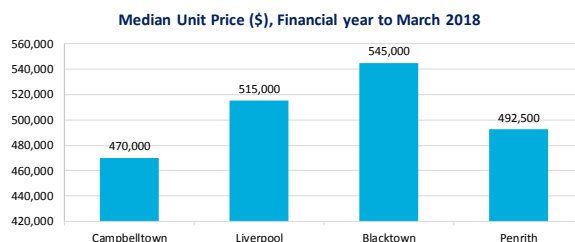
Indicative apartment yield*³



* At December 2017, Source: PriceFinder, FACS

Affordability

The median unit price in Penrith is more affordable than Liverpool and Blacktown, and is only slightly higher than Campbelltown¹.



Top 100 young universities

Western Sydney University has campuses in neighbouring Kingswood and Werrington. Enrolments have grown by more than 20% between 2012 and 2016, to around 8,000 students

Western Sydney university is ranked in the top 2% of higher education institutions globally⁴ and named in the top 100 young Universities in the world.



Nepean College has campuses in Penrith and Kingswood, and offers education and training programs that meet the needs of around 8,000 students across a diverse range of study areas.

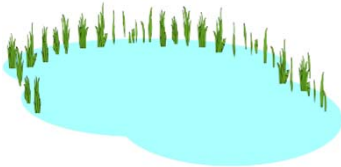
Lifestyle

Penrith has a unique range of lifestyle attractions nearby offering a wide range of activities.



Panthers Leagues Club

Penrith Panthers Leagues Club is the largest Leagues Club in Sydney, and a social hub of Penrith, containing 11 restaurants and 7 bars, and well as conference and accommodation facilities. Panthers Leagues Club is also home to a number of adrenaline activities, including indoor skydiving, cable wakeboarding, and a recreational Aquapark.



Penrith Lakes

Penrith Lakes is a former quarry of almost 2,000 hectares that has been completely remade into a vast system of river-front, lakes, parkland and wildlife havens. The Lakes system features unique flora and fauna, some of the earliest historical landmarks of European settlement in the Sydney region, bushwalking trails, cultural attractions and facilities for swimming, sailing, boating, fishing and general recreation.



Blue Mountains

Penrith sits at the foot of the World Heritage listed Blue Mountains National Park. As well as a number of tourist attractions equally attractive to locals and tourists alike, the Blue Mountains National Park contains extensive walking tracks and facilities for golfing, camping, canyoning, climbing and mountain biking activities.

Amenities

The Penrith region is replete with public amenities in the form of Community facilities, sporting faculties parks and reserves and cultural facilities.

- | | | | |
|--|-----------------------------|--------------------------|--|
| 1 Penrith Town Hall | 2 Thornton Community Centre | 3 Penrith Library | 4 Penrith Valley Regional Sports Stadium |
| 5 Nepean District Tennis Association | 6 Nepean Aquatic Centre | 7 Ripples Outdoor Pool | 8 Nepean Rowing Club |
| 9 Penrith Golf and Recreation Club | 10 Smiths Paddock | 11 Parker Street Reserve | 12 Nepean Riverfront - Great River Walk |
| 13 Penrith Performing Arts Centre - "The Joan" | 14 Penrith Regional Gallery | 15 Museum of Fire | 16 Nepean Belle Paddlewheeler |
| 17 Nepean Naval Museum | | | |



Source: Google Maps

1, 2 and 3 bedroom apartments are now selling

Display suite now open at XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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